

**BELSERA COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MINUTES**

**July 25, 2016**

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:25 p.m. by Simon Mayeski, President, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- MEMBERS PRESENT** Simon Mayeski, President  
Carol Corporales, Treasurer  
Martin Molina, Vice President
- ABSENT** Richard Thurlow, Director  
Bonnie Alexander, Secretary
- OTHERS PRESENT** Robin Fennell, Community Association Manager, Walters Management  
Cory Frazier, Recording Secretary, Walters Management  
Interested Homeowner
- HOMEOWNER FORUM** The meeting was opened for homeowner commentary. No topics were brought before the Board for discussion.
- EXECUTIVE SESSION DISCLOSURE** The Board did not adjourn to Executive Session after the June 28, 2016 General Session meeting.
- APPROVAL OF MINUTES** The Board reviewed the minutes of the June 28, 2016 Board meeting. The Board noted an amendment to the minutes of the June 28, 2016 General Session Board Meeting.
- Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the General Session minutes of the June 28, 2016 Board meeting pending amendment. (Corporales/Mayeski)
- TREASURER'S REPORT** In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statements for the month ending June 2016. Based on this review, the Association is in compliance with Civil Code requirements.
- Upon a motion duly made, seconded and carried unanimously; the Board of Directors moved to transfer \$100,000 into the reserve account and accepted the June 2016 financial statements pending the annual review.  
(Corporales/Mayeski)
- POOL PROPOSALS** **Maintenance Contract**  
The Board reviewed and considered a pool maintenance proposal by American Home Butler for \$900/month for three pool cleanings a week for summer and \$675/month for two pool cleanings a week for Winter.
- Upon a motion duly made, seconded and carried unanimously; the Board

approved the pool maintenance contract with American Home Butler.  
(Corporales/Molina)

**Pool Repair Proposal**

The Board reviewed and considered a pool repair proposal by American Home Butler in the amount of \$2175.00.

Upon a motion duly made, seconded and carried unanimously; the Board approved the pool repair proposal. (Mayeski/Molina)

**NEW BUSINESS**

**Architectural Application**

The Board reviewed and considered an architectural application from 11110 Portobelo Drive for a new security door. The applicant requested either a Gatehouse Magnum or Gatehouse Sunset door.

Upon a motion duly made, seconded and carried unanimously; the Board approved installation of the Gatehouse Magnum door under the condition that the door and screen be white. (Corporales/Molina)

**Board Organization**

The Board decided that Carol Corporales would be President, Simon Mayeski would be Treasurer, Martin Molina would remain Vice President, Victor Gianelli would be Secretary and James Gianelli would be Director.

**INFORMATIONAL ITEMS**

The Board reviewed the following informational items:

- Action list
- Work order log
- Unit Escrow List
- Correspondence
- Map

**ADJOURNMENT**

There being no further matters to come before the Belsera Board of Directors, the General Session meeting was adjourned at 6:50 p.m.

Respectfully submitted,

Cory Frazier, Recording Secretary

**APPROVED:**

  
\_\_\_\_\_  
Carol Corporales, President                      8/23/16                      Date

  
\_\_\_\_\_  
Victor Gianelli, Secretary                      Date